

Housing Opportunities for Families (con't)

- ◇ The HUD Secretary has determined that it is specifically designed for and occupied by elderly persons under a Federal, State or local government program
- ◇ It is occupied solely by persons who are 62 or older
- ◇ It houses at least one person who is 55 or older in at least 80 percent of the occupied units, and adheres to a policy that demonstrates an intent to house persons who are 55 or older.

For Further Assistance

You may **contact** the **Louisville Metro Human Relations** Commission at 502-574-3631:

- ◇ If you feel you have been discriminated against based on your race, color, national origin, sex age, religion, disability, familial status sexual orientation or gender identity.
- ◇ If you have questions regarding fair housing laws.

Or, you may complete the form below and mail this brochure to the address provided on the back of this brochure:

Customer Name: _____

Address: _____

City, State, Zip: _____

Daytime Phone No.: _____

Evening Phone No.: _____

Email Address: _____

Native Language: _____

Please check the box that shows where your discrimination occurred:

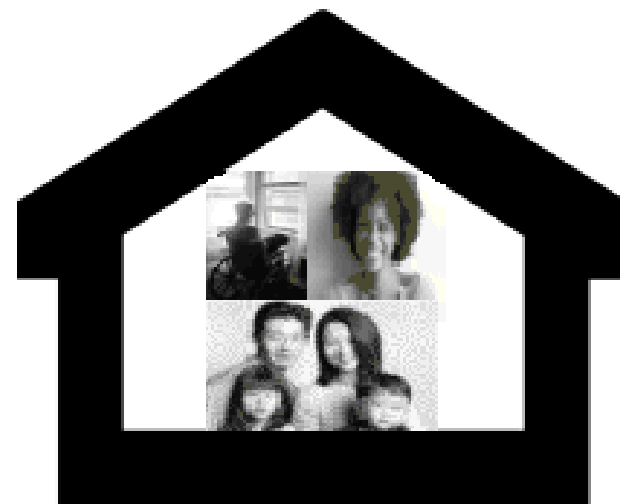
☐ Housing
 ☐ Public Accommodation
 ☐ Employment



Louisville Metro Human Relations Commission
 410 West Chestnut Street, Suite 300A
 Louisville, KY 40202



Wants you to...



Know Your Rights

FAIR HOUSING

410 W. Chestnut Street, Suite 300A

Louisville, KY 40202

574-3631 phone • 574-3577 fax

574-4332 TDD

hrc@louisvilleky.gov

LOUISVILLE METRO HUMAN RELATIONS COMMISSION



Who is Protected?

The **Fair Housing Act** prohibits discrimination in the sale, lease, and rental of housing and any aspect of credit application because of:

- ◊ Race or color
- ◊ National Origin
- ◊ Religion
- ◊ Sex
- ◊ Familial Status (including children under the age of 18 living with parents or legal custodians; pregnant women and people securing custody of children under 18)

◊ Handicap (Disability)

Louisville Metro ordinance also mandate the following protected classes:

- ◊ Sexual Orientation
- ◊ Gender Identity

What Housing is Covered?

The Fair Housing Act covers most housing. In some circumstances, the Fair Housing Act exempts:

- ◊ Owner-occupied buildings with no more than four units,
- ◊ Single-family housing sold or rented without the use of a real estate broker,
- ◊ Housing that is intended for those 55 or over,
- ◊ Housing operated by organizations and private clubs that limit occupancy to members.

*However, under Louisville Metro ordinance, a complaint of discrimination may be filed for **any** housing or housing transaction that is **not** owner-occupied.*

What is Prohibited?

In the Sale and Rental of Housing: No one may take any of the following actions based on the protected classes:

- ◊ Refuse to rent or sell housing
- ◊ Refuse to negotiate for housing
- ◊ Make housing unavailable
- ◊ Deny a dwelling
- ◊ Set different terms, conditions or privileges for sale or rental of a dwelling
- ◊ Provide different housing services or facilities
- ◊ Falsely deny that housing is available for inspection, sale or rental or
- ◊ For profit, persuade owners to sell or rent (blockbusting)
- ◊ To make, print, or publish, (or cause such) to any notice, statement, or advertisement, regarding the sale or rental of a dwelling that indicates any preference, limitation, or discrimination based on above-listed protected classes, or an intention to make any such preference, limitation, or discrimination.

What if You Have A Disability?

If you or someone associated with you:

- ◊ Has a physical or mental disability (including hearing, mobility and visual impairments, cancer chronic mental illness, AIDS, AIDS Related Complex and mental retardation) that substantially limits one or more major life activities. (Or have record of such disability)

If this is the case, your landlord may not:

- ◊ Refuse to let you make reasonable modifications to your dwelling or common use areas, at your expense, if necessary for the disabled person to use housing. (Where reasonable, the landlord may permit changes only if you agree to restore the property to its original condition when you move.)

What if You Have A Disability?

- ◊ Refuse to make reasonable accommodations in rules, policies, practices or services if necessary for the disabled person to use the housing

Example: A building with a “no pets” policy must allow a visually impaired tenant to keep a guide dog.

Example: An apartment complex that offers tenants ample, unassigned parking must honor a request from a mobility-impaired tenant for a reserved space near her apartment if necessary to assure that she can have access to her apartment.

**** However, housing need not be made available to a person who is a direct threat to the health and safety of others or who currently uses illegal drugs.*

Housing Opportunities for Families

Unless a building or community qualifies as housing for older persons, it may not discriminate based on familial status - families in which one or more children under 18 live with:

- ◊ A parent
- ◊ A person who has legal custody of the child or children, or
- ◊ The designee of the parent or legal custodian, with the parent or custodian's legal permission.

Familial status protection also applies to pregnant women and anyone securing legal custody of a child under 18.

Exemption: Housing for older persons is exempt from the prohibition against familial status discrimination, if: